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0006

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

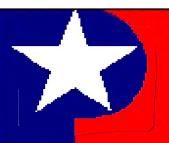
667,700 / 667,700

USE VALUE:

667,700 / 667,700

ASSESSED:

667,700 / 667,700



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
49		CANDIA ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DITORE JANINE	
Owner 2:	
Owner 3:	
Street 1: 49 CANDIA STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: MAHONEY ROBERT T/ETAL -	
Owner 2: MAHONEY CAROLYN A -	
Street 1: 49 CANDIA STREET	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6722	Sq. Ft.	Site			0	70.	0.92	5									435,160						435,200	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6722.000	232,500		435,200	667,700		58154
							GIS Ref
							GIS Ref
							Insp Date
							12/03/08

Total Card / Total Parcel

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<b>EXTERIOR INFORMATION</b>		<b>BATH FEATURES</b>		<b>COMMENTS</b>		<b>SKETCH</b>		
Type: 5	- Cape	Full Bath: 2	Rating: Average	SINK IN BSMT.		32		
Sty Ht: 1T	- 1 & 3/4 Sty	A Bath:	Rating:					
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:					
Foundation: 1	- Concrete	A 3QBth:	Rating:					
Frame: 1	- Wood	1/2 Bath:	Rating:					
Prime Wall: 1	- Wood Shingle	A HBth:	Rating:					
Sec Wall:	%	OthrFix:	Rating:					
Roof Struct: 1	- Gable	<b>OTHER FEATURES</b>						
Roof Cover: 1	- Asphalt Shgl	Kits: 1	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1		
Color: WHITE		A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O			
View / Desir:		Frpl: 1	Rating: Average	Other				
<b>GENERAL INFORMATION</b>		WSFlue:	Rating:	Upper				
Grade: C - Average		<b>CONDOS INFORMATION</b>		Lvl 2				
Year Blt: 1956	Eff Yr Blt:	Location:		Lvl 1				
Alt LUC:	Alt %:	Total Units:		Lower				
Jurisdict:	Fact: .	Floor:		Totals	RMs: 6	BRs: 3	Baths: 2	HB
Const Mod:		% Own:						
Lump Sum Adj:		Name:						
<b>INTERIOR INFORMATION</b>		<b>DEPRECIATION</b>						
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good	26. %					
Prim Int Wal	1 - Drywall	Functional:	%					
Sec Int Wall:	%	Economic:	%					
Plaster	%	Special:	%					

